

TITLE TO REAL ESTATE -- George F. Townes, 121 Main Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that Dorothy P. Sperry

in consideration of One and no/100 (\$1.00) ----- Dollars,  
and the premises

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Maxwell O. Center, Sr.

All that certain piece, parcel or lot of land situate in Oneal Township, being the greater portion of Tract No. 7 on a plat of property of the John M. Greer Estate recorded in Plat Book M at page 67, and having, according to a more recent survey, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of a private road, corner of property of W. C. Chandler, and running thence along the line of said Chandler land, S. 89 W. 565 feet to a stone and iron pin; thence S. 33-15 W. 67 feet to an iron pin on the west bank of a branch; thence along said branch as a line (the traverse line being N. 28-10 W. 191 feet, and N. 5 E. 100 feet) to an iron pin on the line of Greer property; thence N. 88-45 E. 490 feet to an iron pin; thence S. 2-55 W. 135 feet, more or less, to an iron pin; thence S. 87-40 E. 200 feet to an iron pin on the aforesaid private road; thence along said road, S. 2 W. 73 feet to the point of beginning.

For derivation see Volume 995 at page 813. -289-537.4-1-32.1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 16 day of November 19 74

SIGNED, sealed and delivered in the presence of:

*[Signatures]* \_\_\_\_\_ (SEAL)  
*[Signatures]* \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of November 19 74

*[Signature]* \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_  
*[Signature]* \_\_\_\_\_

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE } (FEMALE GRANTOR)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)

Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of JAN 8 1975 \_\_\_\_\_ 19 \_\_\_\_\_, at 4:02 P. M., No. 16302

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